City of Lafayette
Planning Commission
AGENDA

Regular Meeting

Date:	Monday, April 21, 2025
Time:	7:00 PM
Location:	Lafayette Library and Learning Center – Don Tatzin Community Hall 3491 Mount Diablo Boulevard, Lafayette, CA 94549

As a courtesy, and technology permitting, members of the public may participate virtually. However, the City cannot guarantee that the public's access to teleconferencing technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Brown Act, meetings will continue despite technical difficulties for participants using the teleconferencing (Zoom) option. To watch or participate virtually in the City of Lafayette's public meetings and provide public comment, please follow these steps:

- **Watch or Listen:** Meetings are broadcast on the City of Lafayette's YouTube Channel: http://bit.ly/LoveLafayetteYouTube. Archived, on-demand audio of each meeting is maintained on the City's website at www.lovelafayette.org/publicmeetings.
- **Join the Meeting Remotely:** At the time of the meeting, click the link to join. https://us02web.zoom.us/j/86549326026?pwd=UkQ0ZmhMTlRTMm9tQSt2ZnBTSUsyUT09
  Webinar ID: 865 4932 6026, **Passcode:** 456155
  Telephone: (669) 900-9128
- **Submit Comments Before the Meeting:** Send an e-mail to the project planner. Comments received by 12:00 p.m. on the Monday before the hearing date will be included with the staff report packet. Comments and any graphics speakers wish to use as part of public comment must be submitted by 12:00 p.m. on the hearing date; the materials will be provided to the Commission and made available to the public at the meeting.
- **Live Remote Public Comments:** Technology permitting, members of the public may submit live comment via Zoom using the link above. When the Commission invites public comment for the item on which you would like to comment, please use the "raise hand" feature (*9 if connecting by telephone) to notify staff. Each speaker is allowed three (3) minutes to speak. Any graphic a speaker wishes to use as part of public comment must be emailed to the Project Planner by 12:00 p.m. the day of the meeting.

THE MEETING AGENDA BEGINS ON PAGE 2

1. Call to Order
2. Roll Call
3. Adoption of the Agenda
   a. **April 21, 2025, Meeting Agenda**
      Recommendation: Adopt the Agenda
4. Public Comments
   For items not on this or an upcoming agenda and within the purview of the Commission.
5. Presentation
   a. **Capital Improvement Program Update & Proposed FY 2025/2026 Projects**
      Presenter: Mike Moran, mmoran@lovelafayette.org, (925) 299-3203
      Recommendation: Find the proposed capital improvement program to be in conformance with Lafayette's General Plan.
6. Consent Calendar
   a. **March 17, 2025, Draft Meeting Minutes**
      Recommendation: Approve the Minutes
7. Study Session – *NONE*
8. Continued Public Hearings – *NONE*
9. New Public Hearings
   a. **TR9716, DR18-24, GP15-24, TP45-24 Project Oak Hill LLC (Owner), SRB-60 Zoning:** Request for 1) Design Review, 2) Category II Tree Permit, 3) Grading Permit, and 4) Major Subdivision to redevelop four parcels containing three existing office/retail buildings (3-story 4,700 sq ft; 2-story 2,725 sq ft; 1-story 1,645 sq ft) and construct a 7-story mixed use development totaling 172,399 sq. ft. in area with 90 for-sale units (79 market rate, 5 very low income, and 6 moderate income units), including 2,000 sq. ft. commercial area, 183 subterranean parking spaces and 52 bicycle spaces, and removing approximately 23 trees at 1001, 1007, 1009, and unaddressed parcel Oak Hill Rd, APNs 243-030-033-1, 243-030-020-8, 243-030-041-4, and 243-030-038-0.
      Environmental Review: Categorically exempt from California Environmental Quality Act (CEQA) under Section 15332, Class 32: In-Fill Development Project.
      Project Planner: Jean Eisberg, jeisberg@lovelafayette.org, (925) 284-1976
      Recommendation: Staff recommends that the Planning Commission hold a public hearing, review the revised proposal, and adopt Resolution 2025-02 (Attachment A), finding the project exempt from CEQA and recommending approval to City Council.
   b. **ZT01-25 Housing Element Implementation:** This project entails City-initiated amendments to the municipal code necessary to implement the City of Lafayette 6th Cycle Housing Element, removal unused portions of code, and edits to further the City's goals on affordable housing. The following sections are proposed for amendment: Chapter 6-5 "Supportive Care Criteria" to allow permanent supportive housing meeting specific criteria and allow group homes in certain districts and meeting specific criteria; Section 6-3502 "Emergency Shelters" to amend the definition and provisions to conform to State law; Section 6-3407 "Reasonable Accommodation" to amend the required findings for reasonable accommodation; Section 6-350 "Single-family dwelling" definition to include employee and farmworker housing serving six or fewer persons and allow Low Barrier Navigation Center in certain districts and meeting specific criteria; Section 6-323 "Family" - amend the definition of "Family;" Section 6-358.5 to add a definition for "Vacant Lot;" Chapter 6-37 "Inclusionary Housing" to amend the ordinance to apply

citywide; Title 6, Part 3 “Land Use Districts” to add a summary table of permitted and conditional uses; and Chapter 6-13, Article 2 “General Agricultural District” and Article 3 “Heavy Agricultural District” to remove these districts from the code because no land in the City is designated as either district.
Environmental Review: The scope of the proposed amendments is covered by certified Final Environmental Impact Report (State Clearinghouse #2021080038) and Addendum for the Lafayette 6th Cycle Housing Element Update, by Resolution 2023-04, which also adopted environmental findings pursuant to the California Environmental Quality Act, adopted a Statement Of Overriding Considerations, and adopted a Mitigation Monitoring And Reporting Program.
Project Planner: Stefanie Cervantes, scervantes@lovelafayette.org, (925) 299-3202
Recommendation: Staff recommends that the Planning Commission hold a public hearing, provide feedback to staff, and continue the item to the next regularly scheduled Planning Commission meeting on May 5, 2025, to approve PC Resolution 2025-03.

10. Other Business
    a. ARC Volunteer: Virtual meeting for Friday, May 2, 2025, at 9:30 a.m.
11. Commissioners’ Reports
12. Planning Director’s Report
13. Adjournment

Michael Taylor /s/
City of Lafayette Planning

I, Michael Taylor, declare under penalty and perjury that this agenda has been posted at least 72 hours in advance of a Regular Meeting and 24 hours in advance of a Special Meeting at the Lafayette City Offices, 3675 Mt. Diablo Blvd., #210, Lafayette, CA. in the glass display case and on the City Website: www.lovelafayette.org.

Agendas and packets shall be made available at least 72 hours in advance of regular meetings and 24 hours in advance of special meetings at the Lafayette City Offices, 3675 Mt. Diablo Blvd., Suite 210, Lafayette, CA. and on the City’s Website: www.lovelafayette.org.

Any writings or documents about an open session item provided to a majority of the Planning Commission less than 72 hours before the meeting, shall be made available on the City’s Website: www.lovelafayette.org. All comments received by the close of the public comment period will be available after the meeting as supplemental materials and will become part of the public record.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132). Any person with a disability who requires a modification or accommodation to participate in a meeting should direct such request to Joanne Robbins, City Clerk at (925) 284-1968 as soon as possible before the meeting.